

**Minutes of a Meeting of the Planning Committee of
Wrington Parish Council
held in the John Locke Room on Thursday 10 March 2015**

Present: Mr B Taylor (Chairman) Mr D Glynn
Mrs J Fowler Mrs P Ledbury
Mrs G Bigg Mrs D Yamanaka (from item 7)
Ms J Bishop (Assistant Clerk)

In attendance: Ms Jane Twynam, Mr Pete Allen and Mr Colin Fowler

1 Apologies for absence

Apologies were received from Cllr Rawlins.

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

Ms Jane Twynam, Mr Pete Allen and Mr Colin Fowler attended to hear the Committee's discussion on application 15/P/0379/F (Lye Hole Cottage, Sutton Lane, Redhill, BS40 5RL). Ms Twynam outlined her family's history at the cottage and explained her intention to create a sustainable family home and renovate the site. Cllr Taylor offered to bring the application forward in the Agenda. The Meeting agreed.

Cllr Yamanaka joined the Meeting.

Application 15/P/0379/F - Lye Hole Cottage, Sutton Lane, Redhill, BS40 5RL

Councillors commented on the amount of work that had been put into achieving a sympathetic design. However, Councillors were concerned that the scale of the dwelling was disproportionate and inappropriate in the Green Belt. After further discussion, the Council agreed to object to the application because it did not fit within current planning policy. As the outbuildings to be demolished are more than 5m from the current cottage, it was felt they should not have been included in the calculation of the increase in built area caused by the development. If the outbuildings are excluded the increase is in excess of the guidelines set out in the NPPF and the Replacement Local Plan. Finally, the Council would like to see the Ecological Survey undertaken at a more appropriate time of year to ensure there are no impacts on wildlife.

Councillors recommended the application be withdrawn and further advice sought from NSC. Ms Twynam said she would discuss the application with NSC and thanked Councillors for the opportunity to address the Committee.

Ms Twynam, Mr Allen and Mr Fowler left the Meeting.

4 Minutes of the previous meeting

The Minutes of the meeting held 17 February 2015 were reviewed and adopted as a true record. There were no other matters arising.

5 NSC Planning and Regulatory Committee

There were no items of direct relevance to Wrington at the meeting to be held on 11 March and the agenda for the next meeting had not yet been published.

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:-

- 14/P/2132/F - Barley Wood, Long Lane, Wrington, BS40 5SA – Approved
The conditions relating to future operations were noted.
- 15/P/0142/F - Stepstones Farm, Half Yard, Langford, BS40 5HS - Approved

It was also noted 15/P/0057/RM (Bristol Airport North Side Road Felton BS48 3DY) had been approved, with the Decision Notice received after the meeting papers had been circulated.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. Cllr Taylor proposed that, as an exceptional matter, application 15/P/0476/WT (Kingsett, Ropers Lane, Wrington, BS40 5NH) be added to the list of applications for consideration, as NSC's deadline for comments was before the next Planning Committee Meeting. The Meeting agreed.

Application 15/P/0377/F - The Bungalow Inn, Kingdown Road, Butcombe, BS40 5TP

It was noted that The Bungalow Inn is in Butcombe parish but is close to the Wrington boundary. Councillors felt the application raised the same issues as the earlier application (14/P/1432/F):-

- The proposed development is disproportionate when related to the existing building and no exceptional circumstances have been presented to justify it.
- Due to its scale it will have a negative impact on the Green Belt.
- If approved, a condition should be included, as with the previous application, that car parking is only allowed for residents of the motel, visitors to the bar and staff, so as to prevent off-site airport parking.

Finally, the comments from the Flood Risk Management Team were noted.

Application 15/P/0379/F - Lye Hole Cottage, Sutton Lane, Redhill, BS40 5RL Please see Agenda item 3 (Public Participation) above.

Application 15/P/0427/F - 5 Redcroft, Redhill, Wrington, BS40 5SL

It was noted that this application is very similar to an earlier application (12/P/0675/F). It was agreed the Council had no objection in principle to the proposals but, as with the previous application, would expect that a condition is

included to ensure that the garage and additional accommodation are tied to the existing dwelling and cannot be sold separately.

Application 15/P/0476/WT - Kingsett, Ropers Lane, Wrington, BS40 5NH

The Council agreed to object to this application because the tree has considerable public amenity value in the local street scene. Furthermore, the applicant has given no reason for the necessity of the work.

8 Other Planning Issues

Cllr Taylor reported that a record of outstanding planning conditions was now being kept. It was agreed a copy would be circulated with future meeting papers.

- **NSC Enforcement Report**

This was noted.

- **North Somerset Council - Transport Statement and Transport Assessment Supplementary Planning Document**

It was agreed Cllrs Taylor and Glynn would consider whether a response was necessary.

- **North Somerset Council - Sites and Policies Plan Part 1: Development Management Policies Publication stage consultation**

It was agreed Councillors should email any comments to Cllr Taylor by 22 March.

The Meeting was closed at 7.00pm.

Chairman